



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

INVESTIGATOR'S REPORT ON APPEAL OF ADMINISTRATIVE FINE

CASE NUMBER: COD2003-00120
CASE NAME: HS VAZIRI ENTERPRISES
APPEAL DATE: APRIL 15, 2005
INVESTIGATOR: HARLEY VOSS

Case initiated: September 22, 2003 – Investigator Enberg responded to complaint regarding unpermitted storage/construction.

First viewed: September 22, 2003

Violation seen from: Soda Lake Road

Entry necessary? No

Entry explanation: Mobile commercial kitchens are approximately 50 yards off of Soda Lake Road in complete view with no obstructions.

Description of violation: Mobile commercial kitchens imported onto property without required permit. An initial letter was sent on October 6, 2003 requesting compliance on violation of County Code SLOCC 19.04.020 – Permits required. After initial notification property owner for proposed commercial development of the site initiated DRC2003-00059. On November 18, 2004 I notified HS Vaziri Enterprises by mail that due to the lack of progress on DRC2003-00059 immediate action was required, either submit the requested information and continue processing DRC2003-00059 or remove the unpermitted pre-fabricated buildings. Due date assigned for this action was December 27, 2004 (letter attached). On February 2, 2005 I viewed the property for compliance and confirmed the commercial kitchens were still onsite. I prepared Administrative Fine for \$100 and rescheduled a follow up inspection for March 3, 2005. During March 3, 2005 inspection I confirmed commercial kitchens were still on the property.

Was compliance achieved by due date? No

Was extension given or asked for? No

Summary follows: On February 23, 2005 Mr. Tab appealed the first administrative fine however he did not correct the violations on the property. On March 3, 2005 I sent Administrative Fine for \$200 addressing Land Use Permits Required and Penalty for Violation. I have also reviewed this decision with Art Trinidad and Pat Beck and the appeal of the first fine is not sufficient grounds for the continuing unpermitted use of the property. To date complaints continue to be received by the Department regarding the unpermitted use. Additionally the requested information addressed in the April 9, 2004 Information Hold Letter (DRC2003-00059) has not been received.

Was Fine mailed or delivered in person? The fine was mailed (certified and regular) on March 3, 2005 after the March 3, 2005 deadline was missed. Receipt for the certified letter was returned.